



MILFORD CONSERVATION COMMISSION

~ 2003 REPORT ~

Last year we reported the generous gift from Bill Rotch of 40 acres now known as "The Rotch Wildlife Preserve". This year we are asking the voters to designate this little gem as a Town Forest. Town Forest designation affords the Commission more options for management and access to the Town Forest funds for improvements such as signage and parking.

Improvements to the Souhegan River Trail, which is one of our better-known and most heavily used trails, were accomplished in 2003. The trail, which is almost a mile in length and is situated on State Fish & Game property off of North River Road, has a bridge over Purgatory Brook, which has been settling for years. It finally reached a point where repair or replacement was warranted. One chilly day this past December, one end of the bridge was lifted and extensions were added. It was settled back down on a new granite footing, all without any disturbance to the brook. Another section of the trail was eroding naturally by the gushing waters of Purgatory Brook. The trail had narrowed to barely wide enough to set your foot down. Appalachian Mountain Club guidelines for trail location recommends locating a trail a some distance away from fragile shorelines and stream banks incorporating short side trails to access the waterways. This reduces detrimental impacts to fragile areas. We relocated this section of trail to the top of a ridge overlooking the brook. The view is delightful.

In 1997, UNH surveyed the State's populace about their participation in outdoor activities. Leading the list are wildlife observation (85%), jogging/ running/ walking (79%), day hiking (73%) and picnicking (68%)*. With participation so high in these areas, the Commission continues to upgrade opportunities in Milford. The Hitchiner Town Forest now boasts a glorious new pavilion with picnic tables. It is our intention to keep the fields mowed, especially around the pavilion. Furthering our efforts to improve opportunities for passive recreation, we negotiated with a landowner on Armory Road and will have parking available, hopefully this spring, for the Rail-Trail. Parking on Armory Road will enable trail users to start in the middle of this 3-mile trail. There is an article on the Milford warrant this year to enable this parking. Brookline has purchased a section of the rail bed in their Town extending the trail another mile and a half.

The New England Mountain Biking Association spent many hours in 2003 laying out and cutting a new switchback trail in Tucker Brook Town Forest. The main trail was too steep for ease of travel, safety and protection of the environment when traveling on a mountain bike in the forest. Our thanks go out to this responsible group of outdoor enthusiasts.

Education is always a priority with the Conservation Commission and 2003 was no exception. In addition to the usual conferences and workshops, one member took two weeks out his summer to attend the Environmental Education Institute, taking a rather all-encompassing Watershed Ecology course. Another member brought back valuable information about the State's position on dam removal. We hope to summarize this position on our web site soon.

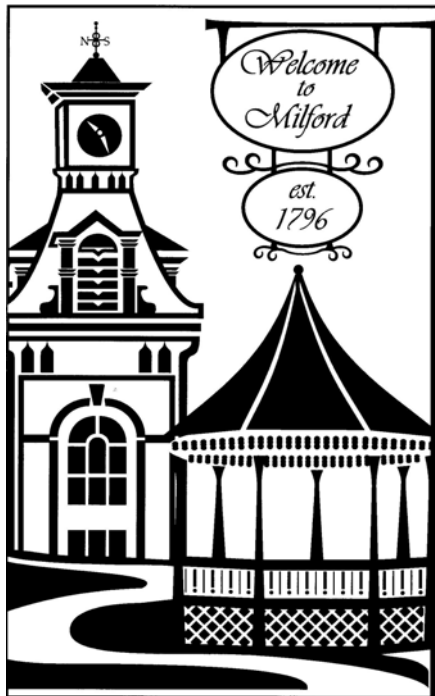
One of the most exciting developments in the region is ROST, the Regional Open Space Team. Milford was instrumental in starting this group of Conservation Commissioners from surrounding towns. We meet monthly to share ideas and successes. These sessions never fail to revitalize us.

If you are interested in conservation issues or would like to help us in our work, check out our web site [<http://www.milford.nh.gov/conservation>], send us an email to conservation@milford.nh.gov or give us a call 672-1070 (office staffed part-time).

Submitted by Diane Fitzpatrick, Chair Milford Conservation Commission

* <http://state.nh.us/osp/recreation/NHSCORP.htm>





Milford DO – IT / MAIN STREET PROGRAM

~TOWN REPORT 2003~

Milford Downtown Ongoing Improvement Team, a New Hampshire Main Street Program, is a public-private partnership working to promote, revitalize, and enhance the historic, natural, social and economic vitality of downtown Milford. Our mission is to involve the whole community through education and concentrated efforts of design, economic restructuring, organization, and promotion. We are a 501(c)(3) non-profit organization made up of a volunteer board of directors and four committees, which are structured around the Main Street Program's four-point approach: design, organization, promotion, and economic restructuring. In 2002, Milford

was honored by the National Main Street Center with its Great American Main Street Award.

2003 was a year of exciting change and transition for the Milford Main Street Program Downtown Ongoing Improvement Team. In May of 2003, long-time Program Coordinator Andrea Galligher announced her resignation. Andrea's ten years of dedicated service left a significant positive impact on the community and her efforts will always be greatly appreciated. Following an extensive search, Jessica Hejtmanek was chosen to fill the position of Executive Director. Jessica brings a new energy and commitment to the program and to our existing and future activities. DO-IT is now finalizing its detailed action plan for 2004, which will guide improvements to existing programs and implement new project activities.

This year's transitions have proceeded smoothly thanks to the continued dedication of all of our supporters. Hundreds of individuals, businesses, and organizations joined the Town of Milford in showing their belief in the importance of the downtown by donating their time, energy, and financial resources to the program. As always, we are most grateful for this support.

Investing in the Community, Producing Results

Over the past ten years, the Milford Downtown Ongoing Improvement Team has been proud to serve as a place in the community where residents, business and property owners and employees can combine their resources to improve the quality of life in the community as a whole, by focusing on the revitalization of downtown. The convergence of these resources has resulted in renovated downtown buildings and Oval green, improved sidewalks, seasonal and perennial gardens, hanging banners, holiday decorations, benches and events such as the Great Pumpkin Festival, the Holiday Open House, the Keyes Art Show & Blooming Sidewalks Celebration, the Farmer's Market and Summer Lunchtime Concert Series, projects and programs that have a combined value of over \$2 million (since 1997). Additionally, the efforts of the Milford Main Street Program

has resulted in increases in the amount of funding brought into the Town from external sources, the number of job opportunities in Town, in business diversity and sustainability, improvements in the image of downtown and a decrease in the downtown vacancy rate.

Many towns across the state recognize the value of having either a community and/or economic development officer or downtown coordinator and have hired town employees to fill this role. By combining the Town's investment dollars with those given by local donors and raised through events with in-kind donations and the time and energy of dedicated volunteers, the Milford Downtown Ongoing Improvement Team has proudly been able to produce notable results at a cost which is significantly less than if the Town were to handle these activities in-house.

Building Connections

Back in 2002, DO-IT hosted a presentation by Lew Feldstein of the New Hampshire Charitable Foundation. Mr. Feldstein spoke to the attendees about social capital. Ever since that presentation, we at DO-IT have been mulling over a more profound response to the question of why folks outside of the immediate downtown "district" support our efforts and consent to the Town government's financial support. None of us were very familiar with the term social capital prior to the presentation. We appreciate the value of physical capital and human capital. But, what is social capital?

There are many definitions. Feldstein stated that social capital is the web of relationships that gives us a sense of connection, belonging and community. The basic premise is that interactions through social networks enable people to build communities, commit themselves to that community and build an enduring social fabric. Many leading academic and research institutions that have invested research dollars in the subject of social capital and have found that communities with high social capital are more likely to benefit from lower crime figures, better health, higher educational achievement and better economic growth.

DO-IT is an example of social capital in action. It is a public-minded organization that has formed a network to improve Milford's Town center. Through that effort, it has brought individuals together to strengthen our community connectedness. In addition to improving our tangible community assets such as our historic buildings and Town green, DO-IT has generated intangible community assets allowing our level of social capital to be plentiful and growing. One of the most visible examples of this is the recent Great Pumpkin Festival where hundreds of volunteers came together to put on a weekend-long community event. Many businesses from southern New Hampshire sponsored events at the Festival, many non-profit organizations participated in the activities, and many, many residents of Milford and the surrounding area enjoyed a fabulous weekend of activities that help to strengthen our community.

Building social capital is not the primary objective of our program, but it is a derivative of it. It is incidental to promoting prosperity and vitality in downtown Milford. There is no doubt that the downtown is the heart of our community and that an economically strong and visual pleasing Town center benefits the entire Town and the region.

We continue to be honored to serve the community of Milford and look forward to a successful 2004. As always, we welcome and encourage all to get involved by calling 672-4567. Thank you for your continued support.

Respectfully submitted on behalf of the Board of the Milford Main Street Program
DO-IT,

Gemma Dreher
President
Board of Directors

Jessica Hejtmanek
Executive Director



Milford Great Pumpkin Festival

The 2003 Milford Great Pumpkin Festival

A Traditional Event for Milford

Over the past 14 years, the Milford Great Pumpkin Festival has grown to be a local and regional tradition. Besides the obvious enjoyment derived from the weekend, this Festival has been a tremendous benefit to the Town. The Festival provides an attraction for bringing new customers to our local businesses, a venue for aspiring local musicians, an opportunity for non-profits to raise money for Milford organizations, and generates valuable positive public relations for the Town. Perhaps most importantly, the Festival provides residents chance to gather together with their friends and neighbors and see the community in a different, more festive light.

The Milford Great Pumpkin Festival is a Town event that is organized currently by the Milford DO-IT/Main Street Program and the Souhegan Home & Hospice Care (SHHC). Originally, the event was created by the Town Hall Auditorium Restoration Corporation to raise funds for the restoration of the Auditorium. As the event grew, THARC asked for partnerships within the non-profit sector, and DO-IT and SHHC became involved.

Community Benefits

As a fundraiser, the Festival has allowed these organizations to accomplish a great deal for our community. Through the efforts of the THARC, the Auditorium was restored and the air conditioning system work has been completed. DO-IT/Main Street Program has provided enhancements for the downtown including, seasonal banners, benches, bike racks, landscaping, flowers, and holiday decorations and has invested thousands of dollars in matching grants for building improvements and many other promotional events and activities. SHHC has used their dollars raised from the event to fund free necessary home health care service to Milford residents as well as care clinics. In 14 years, \$313,122 has been raised, 100% of which has been reinvested back into the Milford community by these organizations.

The 2003 Festival

This year's Great Pumpkin Festival was an extraordinary success. Together we ran a safe and enjoyable weekend of family activities centered on the unique fall culture of New England. We were fortunate to have wonderful weather on both Friday and Saturday, with temperatures on Saturday reaching the mid-70s. Despite forecasts that predicted otherwise, cold rain began on Sunday morning and lasted all day. The spirit of the Festival however, was strong and positive throughout the entire weekend, with residents and visitors alike smiling as they walked proudly down the street with their scarecrows or painted pumpkins in hand.

The 2003 Festival included many of the events that had proven popular and successful in past years. The Festival began Friday with the traditional opening ceremony, which included the pumpkin runner, Town hall lighting, and songs by Karen Roberts and the Milford Fife and Drum. This was followed by a musical performance by Wildlife Refugees, the haunted trail, and the Friday night show. This year's show organizers were pleased to welcome the popular Maine-based Susan Poulin with her one-woman comedy, "Ida: Woman Who Runs with the Moose". Saturday and Sunday's activities included favorites such as the great pumpkin weigh-in, pumpkin painting, pumpkin carving demonstrations, pumpkin sales, pumpkin catapult, arts & crafts market and bake sale, scarecrow making, haunted trail, face painting and other children's activities, food vendors, waffle breakfast, chili round-up and much, much more.

The performance line up for 2003 included a fantastic mix of regional artists who provide Festival attendees with three days of high quality acts. This line-up included: Rahel; Fuzzy Logic; Mike McGowan; Basil Harris; New England Voices in Harmony; Familiar Echoes, Tattoo; Roberta Woolfson; Steve Dreher and Friends; Amy Conley; The Flying Irish Dance Troupe; Uncle George Storytelling; Rob Oxford; Melodies and Memories; Jack Kid; Gary Young; Scott Kepnes; Owl Tree Puppetry; Family Barn Dance with Frank Woodward; and Steve Blunt. Overall, it was a weekend packed full of great performances and fun for all ages.

Partners for a Better Community

Though the Milford Great Pumpkin Festival has grown throughout the years, it has always remained a community event, run for the community, by the community. Many thanks need to be extended to the hundreds of volunteers who dedicated countless hours to ensuring that the event was a success. Their dedication, spirit, and energy are all

greatly appreciated. Many thanks also go out to the Festival sponsors Granite Bank and Kokko Realty, and to individual event sponsors Alene Candles, St. Joseph Healthcare, Contemporary Chrysler/Dodge, and Nottingham Place Over 55 Community. Finally, thanks to the Milford Police, Ambulance, Fire, and Public Works Departments, which ensured the success of the Festival by providing outstanding support services throughout the entire event. Their service, essential to the operations of the Festival, was made possible through the continued support of Milford voters at the 2003 Town Meeting.

The Pumpkin Festival epitomizes the spirit of our community with non-profit organizations, residents, businesses, and Town government working together for the common good of our community. For every dollar of Town support services (fire, police, ambulance, DPW) the Festival raises \$2 to put directly back into the community. Please help keep the spirit of the Great Pumpkin and the spirit of Milford alive and continue to vote YES for the Pumpkin Festival.

Respectfully Submitted

On behalf of Milford DO-IT/Main Street Program and Souhegan Home & Hospice Care,

Gemma Dreher

President

Board of Directors

DO-IT/Main Street Program

Henri LeBlanc

President

Board of Directors

Souhegan Home & Hospice Care

Jessica Hejtmanek and Dennis VanZilen

2003 Pumpkin Festival Coordinators

JOINT LOSS MANAGEMENT COMMITTEE



~2003 Report~

The mission of the Joint Loss Management Committee (JLMC) is to promote safety awareness in the workplace and to assist employees in maintaining a safe work environment for themselves and co-workers in accordance with State of New Hampshire rules and regulations.

The committee is comprised of a cross-section of management and non-management employees from all Town of Milford departments. This provides an excellent opportunity for all levels of Town employees functioning in different capacities to exchange ideas and concerns as it relates to safety in the workplace.

The 2003 member roster is as follows:

MACC Base representatives:	Nelson Taylor and Paul Bagley
Library representatives:	Art Bryan and Phyllis Baker
WWTF representatives:	Tom Neforas and David Boucher
Police representatives:	Fred Douglas and George Durham
Fire representatives:	Rich Pauley and Al Locicero
Ambulance representatives:	Eric Schelberg and Vicki Blanchard
Recreation representative:	Kevin Tyska
DPW representatives:	Bill Ruoff and Tammy Scott
Administration representatives:	Kevin Lynch and Shirley Wilson
Human Resources representative:	Ruth Bolduc
Sub committee chairperson:	Bill McKinney
Ex-officio representatives:	Katie Chambers, Cynthia Herman, and Len Mannino

As a result of an increase in worker compensation claims during 2003, the Town's insurance provider Primex³, suggested the Milford Board of Selectmen consider the benefits of joining a High Risk Assessment Program. The Board approved this program, which will include interviews of Town employees by a Primex³ representative regarding safety issues and concerns specific to their work environment and culminate in a report outlining detailed measures to minimize personal injuries and lost time.

The highest ratio of workers compensation claims were injuries involving strains, sprains, bruises, slips, and falls. Because the latter two categories of accidents consistently proved to be the most costly in the workplace, the Joint Loss Management Committee's initial focus during 2004 will be to avoid and minimize the recurrence of injuries previously experienced through promoting departmental training and emphasizing safety awareness. I congratulate the incoming JLMC Chairman, Shirley Wilson, Vice-Chairman, Tom Neforas, and Secretary, Vickie Blanchard, for accepting their nominations and their willingness to continue efforts toward minimizing our fellow employees' injuries.

William Ruoff,
Director of Public Works &
2003 JLMC Chairman

MILFORD AREA COMMUNICATIONS CENTER

1 Union Square, Town Hall, 4th Floor, Milford, NH 03055

~2003 REPORT~

2003 was an eventful year for the Milford Area Communications Center in both operations and structure. Operationally, the Center remained staffed with a complete complement of full-time dispatchers for almost the entire year. This represented a savings in both the expenditure of overtime to cover open shifts and in training costs associated with bringing new personnel up to speed

The Town of Greenville withdrew from participation and chose to go elsewhere for emergency dispatching services. The remaining five towns of Amherst, Lyndeborough, Milford, Mont Vernon, and Wilton entered into a revised five-year inter-municipal agreement that insures those communities of emergency communications services via a centralized dispatch center. In addition to the restructuring of the area agreement, the Governing Board of the Center recognized the immediate need for modernization of equipment and has undertaken to implement a plan to replace it with state-of-the-art equipment. When the new equipment is installed and operational it will allow the Center to expand in scope thereby further enhancing the services that it can provide.

On behalf of the staff, I would like to extend our sincere thanks to the many agencies with whom we work, for their cooperation and assistance offered to us over the past year.

Respectfully submitted,
Nelson Taylor, Director

Milford Industrial Development Corporation

~2003 REPORT~

Established in 1991, the Milford Industrial Development Corporation (MIDC) is a non-profit 501(c)(3) organization with the mission to maintain and expand the economic base of the Town of Milford by acting as a conduit for ideas, programs, initiatives, financing, and other appropriate activities that will assist, promote, and expand the local business community.

To achieve this goal, the objectives of the MIDC are to provide for the establishment, coordination, and redevelopment of industrial and commercial areas together with adequate infrastructure (water and wastewater services, road networks, information and technology, and land) necessary to support this economic base.

Over the last five years, the MIDC has focused on building the mechanisms to develop the industrial lands of the BROX Property. Having obtained a commitment from the Board of Selectmen in November 2003, that the Selectmen wish to actively market the BROX industrial lands, the Selectmen authorized the MIDC to work with industrial and commercial realtors to market the property. Guiding this process and recommending appropriate action on this land to the Board of Selectmen will be the primary task of the MIDC during 2004. It is the hope of the MIDC that it will be able to continue to play a key role in formulating and implementing a Town-wide economic development policy.



FY 2003 ANNUAL REPORT

of the

NASHUA REGIONAL PLANNING COMMISSION

for the

THE TOWN OF MILFORD

The Nashua Regional Planning Commission (NRPC) provides transportation, land use, environmental, mapping and data planning services to twelve communities in the greater Nashua area. NRPC stands ready to assist its member communities with any issue of concern. We at the NRPC are grateful for the participation of Milford's NRPC Commissioners: Bill Parker and Cynthia Herman. The following is a summary of our accomplishments for the period encompassing July 1, 2002 to June 30, 2003. More detailed information about these projects and NRPC's activities can also be found at www.nashuarpc.org.

Transportation Planning

NRPC, as the designated Metropolitan Planning Organization (MPO) for the region, is responsible for developing and maintaining the region's transportation planning program. This includes soliciting, prioritizing, and making recommendations on regional and local transportation projects that are funded through Federal or State sources. NRPC is responsible for developing the region's portion of the State's Transportation Improvement Program (STIP), maintaining the regional traffic model, and performing required air quality analyses. In addition, NRPC MPO funds are used to provide municipal technical assistance on transportation issues.

- Completed the Route 101 Corridor Plan with the Wallace Floyd Design Group, and VHB, which detailed conceptual level improvements, specifically the widening of the roadway to a 4 lane, divided highway from the Wilton-Milford line and through Amherst.
- Began the Transportation Community Systems Preservation (TCSP) project. The project will enable NRPC to prepare a plan for the land use-transportation interface including access management, site development guidelines, and safety planning. Under the TCSP grant, NRPC will also prepare plans for transit service and bicycle/pedestrian facilities in Town.
- Worked closely with the NH Department of Transportation on safety issues on the Route 101 bypass.
- Completed the Master Plan for Route 101A from the Everett Turnpike to Milford. VHB was the engineering consultant that worked with NRPC and the communities of Amherst, Hollis, Milford, Merrimack, and Nashua on this project. The plan prioritizes transportation improvements for available State funding. The plan also provides a parcel specific plan for planning boards for use when reviewing development proposals, and also recommends long-term

strategies for traffic management, community design, and storm water management.

- Prepared successful application to the Federal Transit Administration for two additional years of funding for the JARC transit service from Nashua to Amherst and Milford. In addition, NRPC assisted Nashua Transit System in seeking funding for continuation of the project from the NH Department of Health and Human Services.
- Completed Milford Road Surface Management System. Gathered condition data for all of the roads in Town, entered information into database, and completed final report.
- Worked with the Conservation Commission to extend and upgrade the Souhegan River Trail.
- Provided technical assistance on transportation issues to Planning Board on specific cases. Conducted traffic modeling studies to forecast traffic impacts of the Patch Hill and MileSlip projects. Provided written summaries to Planning Director.
- Continued to update and maintain the regional traffic model. The model forecasts growth in traffic throughout the region, and enables NRPC, NH DOT, and consultants to evaluate the effects of proposed transportation projects.
- Conducted automated traffic recorder counts at over 150 locations through the region during the course of the year. The Nashua Area Traffic Count Summary is published annually and is distributed to local officials.
- Surveyed all new roads in the region by community and collected information including width, number of lanes, miles of Class V roads, and other pertinent information. This information is used to determine local allocations for block grant funding.
- Advocated for and continued to be a key participant in the State's efforts to extend commuter rail service to the region. While the project has experienced significant setbacks, we are monitoring the situation carefully and exploring other alternatives.
- Completed and adopted the region's Long Range Transportation Plan.
- Made significant progress on three regional transportation plans: transit, bicycle and pedestrian, and intelligent transportation systems (ITS) architecture, all of which required the development and coordination of major data sources.
- Assisted member communities with applications for the Congestion Mitigation and Air Quality (CMAQ) and Transportation Enhancements (TE) programs through the NH Department of Transportation.
- Began the process of developing local traffic models for each community using the TRANSCAD program. This program is much more sensitive than the current regional model and will replace it when implemented by June 2004.
- Began the process of implementing the UrbanSim modeling tool. The program, which will be completed by June of 2004, will enable land use modeling

capabilities that will become an invaluable tool for master planning and development review.

- Studied transit needs in the community during the process of developing the NRPC Regional Transit Plan. Studied and identified bicycle and pedestrian routes in the community during the development of the NRPC Regional Bicycle and Pedestrian Plan.

Land Use and Environmental Planning

NRPC provides technical assistance on land use and environmental issues to planning staff, planning boards and conservation commissions for all of its member communities.

- Acted as an intervener in the Public Utilities Commission (PUC) merger case between the regulated portions of the Pennichuck Corporation and Philadelphia Suburban Corporation.
- Coordinated communities and facilitated meetings related to the formation of a Regional Water District. Conducted extensive research on regional water districts.
- Coordinated conservation priorities through the Regional Environmental Planning Program (REPP).
- Provided assistance to communities with applications for the Land and Community Heritage Investment Program (LCHIP).
- Completed a “Census 2000 Profile” detailing relevant 2000 census information for all communities in the region.
- Conducted a Planning Board workshop on Phase II Stormwater requirements.
- Conducted three workshops for Planning Board members with the Department of Environmental Services: shoreland protection, wetlands, and energy efficient cities and schools in New Hampshire.
- Monitored residential sales in the region, databased these sales, and produced quarterly reports that detailed sales trends by community.
- Assisted the Souhegan Watershed Association with a citizen water quality monitoring program, and provided staff support to the Souhegan River Local Advisory Committee.
- Provided development review services for various site plan applications.
- Developed an impervious surface “build-out” analysis and conservation strategy for the Pennichuck Brook Watershed.

Geographic Information Systems

NRPC continues to maintain a diverse collection of GIS data including local roads, real property parcels, zoning, land use, and environmental conditions. This data is used in general mapping analysis for local and regional projects.

- Provided general maintenance of the regional GIS system, including new parcels, roads, protected conservation lands, zoning changes, trails, social

welfare providers, major employers, and other baseline data for each community in the region.

- Published new base maps detailing soil, water, and forest features for use in the Regional Environmental Planning Program, Phase 6 resource inventory.
- Mapped real estate transactions for the year 2002/03 to maintain a tool for monitoring housing sales trends.
- Prepared Census data in GIS form for regional and/or local reports.
- Completed study of changes in agricultural land use in the Nashua Region from 1974-1998.
- Developed a database of historic mill buildings region wide.
- Addressed numerous general mapping and information requests from Town officials and the public.
- Updated and expanded regional annotation layers for improved clarity on map products.
- Incorporated zoning changes from 2003 Annual Meeting into our regional zoning datalayer.
- Researched groundwater maps and data availability for the Nashua Street area
- Generated Groundwater Protection District Maps.
- Assisted Conservation Commission with mapping/information needs in support of LCHIP applications.
- Updated registration of local parcel maps in GIS format for an improved fit with road/water/boundary information.
- Located critical facilities in Milford and collected information on the sites to include in a regional database. Submitted information to NH Office of Emergency Management.



PLANNING BOARD

~ 2003 REPORT ~

The Milford Planning Board had a busy and challenging year, as it continued to serve the community in its role of implementing the goals and recommendations of the **1999 Master Plan Update** and in reviewing, analyzing, and determining the approval of various subdivision and site plan applications.

Most of the subdivision activity during 2003 involved minor applications (two or three lots) or lot line adjustments. One large residential project, the 37-lot Patch Hill development, received its final approvals in the fall. With the utilization of open space subdivision requirements, each new subdivision or residential project of 5 or more units or lots, must set aside at least 30% of the subdivision area as permanently protected open space. The minimum open space area requirement can not include wetlands or slopes steeper than 25% grade, with the intent that new open space areas are accessible to the public or homeowner's associations, protect sensitive environmental resources, tie in with existing open space lands, and in general help preserve the rural character of the Town. In an open space subdivision, there are no more lots allowed than in a typical, sprawling, conventional subdivision (the number of lots are determined by the zoning district restrictions and physical land constraints), but a landowner or developer is afforded flexibility in lot size and frontage requirements as a trade-off for the required open space. With standard or conventional subdivisions, entire tract areas are carved into individual lots, and valuable open space areas become subject to possible misuse and degradation from individual property owners. Open space subdivisions, if properly designed, provide a less sprawling land and resource-consuming development.

The Planning Board has on the 2004 Warrant minor modifications to the Open Space and Conservation Zoning regulations that make for a better, easier to understand regulation for both the Board and landowners.

Several new commercial projects received site plan approval, including a new veterinary clinic on Elm Street, a new car-wash facility on Jones Road across from Market Basket, new commercial/industrial rental units on Old Wilton and Perry Roads, and a new boat sales and storage business at the corner of Westchester Drive and Elm Street. Additionally, The Mill elderly housing complex on Bridge Street received approval for 25 additional elderly apartments, which will be built in conjunction with a hoped-for Community Development Block Grant that will provide added sidewalk, lighting, and streetscape improvements in this corner of downtown.

The Planning Board continues to work on long-range planning efforts, such as subdivision and site plan regulation changes that will provide ways to manage Milford's continued growth and help preserve and protect community character. This will include transportation planning, sign regulation modifications, design standards, stormwater management, and economic development. All work will need to be incorporated into a comprehensive growth management strategy. Although Milford's population growth has remained consistent at about a very moderate 1.5% per year over the past 10 years, the

Board will focus on ways to balance residential growth with the cost of services. The continued reliance on residential property taxes to fund Town and school services drives public and private land use decisions, both good and bad.

The Planning Board would like to express its appreciation to the Facilities Master Plan Committee, which has picked up the ball and is running hard in developing a comprehensive facilities plan for the Town. The Board also would like to express its appreciation for the hard work and commitment of the Capital Improvements Plan Citizens' Advisory Committee and the citizen members of the Sign Code Committee. The expertise and energy of citizen volunteers is an invaluable resource for the Town.

Several changes to the Board occurred this past year. Board member Larry Anderson resigned early in the year, taking with him a common sense and practical approach to decision-making. Filling his position was ex-Selectman and past Planning Board member Dick D'Amato.

The Board wishes to extend its thanks to Walter Murray, who resigned from the Board in January 2004 after 9 + years as a regular member and chairman. Mr. Murray provided an evenhanded approach to Board meetings, and strove to look at development with common sense. His involvement in committee work and advice to staff and other boards and committees will be greatly missed.

And finally, the Board wishes to express its gratitude and extend its best wishes to Shirley Carl, who retired from Town service after over 27 years of dedicated work for the Planning Board, the Zoning Board, and town departments. Mrs. Carl's knowledge of people, places, and projects was a treasured resource that is impossible to replace.

The Planning Board is always looking for Milford citizens to participate as either full or alternate Board members. If you are interested in helping to guide the future growth and development of Milford, please attend meetings and become part of the process.

TOWN HALL AUDITORIUM RESTORATION CORPORATION

~ 2003 CONCLUDING REPORT ~

THARC is pleased that enough funds were available through our fund raising efforts, the Kaley Fund, the Marchesi Fund and a Public Service energy grant to be able to install air conditioning in the Town Hall Auditorium in 2003.



At a THARC meeting on September 17, 2003, members voted to dissolve the corporation since we had met all our goals. The committee decided the small amount of remaining THARC funds would be donated to the Town, to be used toward the purchase of new black inner curtains for the auditorium stage.

The remaining pewter Town Hall ornaments have also been donated to the Town, with the sales proceeds going to the Auditorium Curtain Fund. There are only 38 of these ornaments left for purchase at the Town Clerk's Office.

Thank you Milford for allowing THARC to complete the restoration of this lovely Auditorium, and to all the individuals and businesses who donated money to the project. Thanks to all the countless volunteers who served on the THARC committee or worked on THARC projects over the years. Thanks also to THARC members, Sue Holcombe, Katie Chambers, Carol Drescher, Augusta Law, Louise Callahan, and Sandy Hammond.

Special applause to Patty Rotch and Marilyn Kenison whose foresight and dedication toward preserving the historic Town Hall building made the revitalization of Milford's downtown a reality.

Respectfully submitted,
Sandy Hammond
THARC Chairman

TOWN OF MILFORD

ZONING BOARD OF ADJUSTMENT

~ 2003 REPORT ~

The goal of this Board is to interpret Milford's zoning ordinance to the best of its ability, granting relief where appropriate, while taking into consideration the protection of the Town and the interests of the its residents.

This year, 30 applicants came before the ZBA seeking relief under the zoning ordinance: twenty for special exception, nine for variance, and one for administrative appeal. Two of our decisions were challenged, resulting in litigation. Both were upheld in Superior Court.

In 2003, we were able to resume our schedule of two meetings per month. We feel that this allowed us to better serve all applicants in a more timely manner.

Many thanks to board members Rick Westergren - vice chairman, Kathy Bauer, Kathi Maher, Bob Levenson and to alternates Harry Tong, Kevin Taylor and Chris Sturges. Welcome to our new alternate, Heather Nelson. Our thanks and very best wishes for a long, happy, and healthy retirement go out to Shirley Carl, who served this Board as secretary since 1978.

Respectfully Submitted,

Len Harten, Chairman

